

TITLE X

LAND USE REGULATIONS

CHAPTER 3

MOBILE HOME PARK AND TRAVEL HOME PARK REGULATIONS

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10-3-1: Definitions

Mobile home, mobile home park, travel home and travel home park shall be defined for the purpose of this Chapter as defined in Section 3-3-1 of the Olathe Town Code.

10-3-2: Licenses

- A. It shall be unlawful to operate a mobile home park or travel home park without a license issued in accordance with this Chapter.
- B. Application for a license or renewal thereof shall be made on forms provided by the Town and accompanied by a fee of \$25.00. Licenses shall be valid for a period of one year.
- C. No license shall be issued until an inspection is made by the Town and it is determined that the applicable requirements of this Chapter and other Town and State regulations are met.
- D. Following a hearing, preceded by a 30-day notice to licensee, any license may be revoked if the Board of Trustees determines that a violation of this Chapter or other applicable Town or State regulations exists.
- E. All existing mobile home parks or travel home parks shall have 60 days to obtain a license following the effective date of this Chapter. As part of the initial license, an occupancy permit shall be issued for each dwelling lawfully located within a park at the effective date of this Chapter, without charge.

10-3-3: Mobile Home Park and Travel Home Park Construction Permits

- A. It shall be unlawful to commence the construction of any mobile home park or travel home park, or the enlargement of an existing mobile home park or travel home park until a construction permit has been approved by the Planning and Zoning Commission and Board of Trustees as meeting the criteria and requirements of this Chapter and other applicable Town and State regulations.
- B. "Sketch Plan"
1. The applicant shall submit a sketch plan to the Town at least ten (10) days before the regularly scheduled Planning Commission Meeting at which he desires it to be considered. The purpose of submitting a sketch plan is to present and develop a conceptual plan of the park which conforms with the Town's Master Plan, Zoning Regulations, these Regulations, and is consistent with existing streets, utilities, and topography and promotes the purposes of these Regulations. The applicant is encouraged to consult informally with the Planning Commission and the Town's administrative officials before and during the sketch plan phase.
 2. Three copies of the sketch plan shall be submitted with a scale no less than 1" equals 50 ft. The sketch plan shall contain the following:
 - a. Park boundaries, total area, true north, and proposed name.
 - b. An indication of proposed spaces and their sizes.
 - c. Proposed and existing roads, utility lines, facilities and easements, other easements, any land proposed for public dedication; and land proposed for greenbelt, parks, or buffer zones.
 - d. An indication of any areas with a slope greater than 15° and any areas with a slope greater than 30°.
 - e. Proposed park rules.
 3. A list of the names and addresses of the owners of all property within 100 feet of the proposed park shall be submitted with the sketch plan.
 4. Following its review, the Planning Commission shall make its comments and suggestions concerning the sketch plan. The Commission's comments and suggestions shall be based upon the Town's Master Plan, existing roads and upon compliance with the requirements of these and other Town Regulations.

C. Site Plan and Improvements.

1. The Site Plan, prepared by a registered surveyor or engineer, shall be submitted to the Planning Commission consistent with the sketch plan and the Planning Commission's recommendations concerning it at least 3 weeks before the regular meeting of the Planning Commission at which the sub-divider desires it to be considered.
2. Ten copies of the Site Plan shall be filed, along with one copy of supporting plans and data, accompanied by a filing fee in the amount of \$75.00, plus \$20.00 per space.
3. The Town may send copies of the Plan to the School District, District 10 Regional Planning Commission, Soil Conservation Service, the power, gas, and telephone companies, Uncompahgre Valley Water Users Association, and any other entities, as appropriate.
4. The Site Plan and proposed improvements shall comply with all of the requirements of these Regulations and other applicable Town Design and Construction Specifications and Standards. The plan shall be drawn to scale of not less than 1" equals 50 ft.
5. The Site Plan shall contain, at a minimum, the following:
 - a. The name of the Park, date of the preparation of the map, name and address of the engineer or surveyor preparing the Plan, total area of the Park and area excluding streets and alleys.
 - b. The scale used and direction of true north.
 - c. The location and dimensions of all existing and proposed streets, alleys and easements, streetlights, street signs and other improvements.
 - d. The location of water courses, including lakes, swamps, ditches, flood prone areas; the location of existing utility lines, pipes, poles, towers, culverts, drains, and drainage ways.
 - e. The location, size and dimension of all spaces, and the location of sites to be reserved for particular uses, including parks, playgrounds, greenbelts or buffer zones, or to be dedicated to the public.
 - f. Two foot elevation contours.

- g. Building lines, height restrictions, and any restrictions designed to assure access to sunlight for solar energy devices.
6. Accompanying the Site Plan shall be plans, drawings or information for the following:
- a. Estimated water and sewer consumption and usage.
 - b. Description of geological hazards.
 - c. Plans for the proposed sanitary sewer system showing location, grade, pipe sizes and invert elevations and the connection points to the existing Town system.
 - d. Plans for the water system and fire protection system showing locations, pipe sizes, valves, fire hydrants and connection points to the existing Town system.
 - e. Plans of the storm drainage system showing location, pipe sizes, drains, surface drainage ways and discharge points.
 - f. Plans for proposed streets, sidewalks, valley pans, curb and gutter, bike paths, and walkways showing the grade and cross section.
 - g. A copy of Park Rules.
 - h. The Park's landscaping development and maintenance plans, including parks, playgrounds, greenbelt and buffer zones.
 - i. A soils report and plans for any other proposed public improvements.
 - j. Written approval of the State Department of Highways of any access to highways under their jurisdiction.
 - k. Any other plans or documents necessary to show compliance with this Chapter.
7. The Planning Commission shall approve or disapprove the Plan after conducting a hearing thereon. If the Plan is disapproved, the reason for disapproval shall be included in the minutes of the Planning Commission's proceedings and provided to the applicant, in writing, upon request. The Plan shall be disapproved if it or the proposed improvements do not comply with the requirements of these Regulations.

8. Following approval of the Plan by the Planning Commission, the Plan shall be submitted to the Town Board for review. The Board shall hold a hearing, notice of which shall be given, in writing, to owners of land located within 100 feet of the property and by posting a sign on the property at least fifteen (15) days prior to the hearing. The Town Board shall either approve the Plan or disapprove it if it finds that the Plan does not comply with the requirements of these Regulations. A construction permit shall be issued upon approval of the Plan.
 9. If the Plan is finally disapproved, the \$20.00/space portion of the fee shall be refunded.
- D. Following issuance of the Construction Permit, the Park shall be developed in accordance with the Site Plan and supporting plans and documents, as approved.
 - E. Upon completion of construction, the applicant may obtain a license in accordance with Section 10-3-2 after inspection by the Town and determination that the Park is in compliance with these Regulations. Thereafter, the Park shall be maintained and administered in accordance with the Site Plan and related plans and documents, as approved. No material change may be made without obtaining approval of the Board of Trustees thereafter.

10-3-4: Mobile Home Park Design and Construction Requirements

- A. Required Improvements. The mobile home park developer shall provide and construct the following improvements, which shall be owned and maintained by the Park owner:
 1. A water system, including fire hydrants and fire main;
 2. A sanitary sewer system for each space;
 3. Underground natural gas, electricity, telephone and, if available, cable television to each space; pursuant to agreement with the affected utility;
 4. A storm drainage system. No open ditches shall be allowed;
 5. Thirty (30) feet wide, paved streets;
 6. Concrete valley pans four (4) feet in width or curbs and gutters and four (4) foot wide sidewalks on each side of the street, or suitably located walkways instead of sidewalks;

7. At least ten percent (10%) of the area of the mobile home park shall be developed and maintained, useable and accessible to all tenants for parks, playgrounds, greenbelt, or buffer zones;
8. Street signs, streetlights and a numbering system identifying each space.

B. Design Requirements:

1. Mobile home parks may be located only where allowed by Town Zoning Regulations and must abut an arterial or collector street.
2. All mobile home parks, as a minimum, shall comply with regulations for mobile home parks issued by the State of Colorado and the requirements of this Chapter. In the event of any conflict between State Regulations and requirement of this Chapter or other ordinances and regulations of the Town, those regulations, which are more stringent, shall apply.
3. Each mobile home space shall have not more than one mobile home and one storage building (with no more than 100 square feet of floor area) located upon it. Each space shall comply with the dimensional and parking requirements of the Town's Zoning Regulations, but adjacent buffer areas may be utilized for determination of setbacks. No mobile home may be placed closer than twenty (20) feet to any other mobile home.
4. No mobile home space shall have direct access to any public street. Each space shall have access to a private Park street, which shall connect to the public street system. Mobile home parks with seven (7), or more, spaces shall have at least two (2) connection points to the public street system.
5. Utility easements shall be dedicated to the Town, as reasonably required, for construction and maintenance of public and Town utilities, twenty (20) feet in width.
6. Street lighting shall be designed in accordance with the Town lighting specifications found in 10-5-6-A-1 (d) and 10-5-7 (R) Street Lighting. (Ord. 2011-04)
7. Any centralized storage shall be segregated by appropriate buffering in the form of trees, fences, shrubs or landscaping.

8. Buffer zones shall be designed, constructed and maintained to screen or buffer the Park from adjacent property. Buffering may include or utilize fencing, trees, shrubs and other landscaping and shall be designed to mitigate the effects of sight, noise or hazards to the Park and to adjacent property. Buffer zones along the perimeter of the Park where contiguous to property other than a canal, street or railroad right-of-way shall be required in following widths:

<u>Zoning of Adjacent Property</u>	<u>Width</u>
(a) Mixed Residential or Residential	15 feet
(b) Business or Commercial	15 feet
(c) Industrial	30 feet

9. Park rules shall be drafted and enforced to require the good, clean, and orderly maintenance of property within the mobile home park and to prevent the accumulation of litter, junk, weeds or other nuisances.
10. All required improvements shall comply with standard Town design and construction standards and specifications and be designed and constructed in accordance with good engineering practices, Town Building Codes and Regulations. The water system, sewer system, streets, lighting system, and storm drainage systems shall be designed by registered, professional engineers. Gas, electricity, telephone and cable T.V. systems shall be designed and constructed in accordance with the requirements of the affected utility. The drainage system shall be designed to handle a ten (10) year flood without creating any adverse effects to other property.
11. The Planning Commission may recommend and the Board of Trustees may authorize a deviation from these design standards in case of unreasonable hardship or where the public health, safety and welfare will be adequately served and protected by alternative design and construction standards. No deviation shall be allowed in the requirements for water, sewer, electricity, street lights, street signs, paved streets, and concrete valley pans or curb, gutters and sidewalks or walkways.

10-3-5: Travel Home Park Design and Construction Requirements

- A. Size and Location: Travel home parks may be located only where allowed by Town Zoning Regulations and shall be a minimum of two (2) acres in area.

- B. All travel home parks shall as a minimum comply with applicable State of Colorado Regulations for campgrounds and recreation areas and the requirements of this Chapter. In the event of any conflict between State Regulations and the requirements of this Chapter, or other Town ordinances or regulations, those regulations, which are more stringent, shall apply.
- C. Dimensional Requirements:
1. All travel homes and any accessory structures shall be located at least 10 feet from any other travel home or accessory structure.
 2. The number of travel homes in the park shall not exceed 25 travel homes per acre.
- D. Eight (8%) percent of the gross area of the travel home park, or 2,500 square feet, whichever is greater, shall be developed and maintained as a park or playground.
- E. The travel home park developer shall provide the following improvements:
1. A water system, including fire hydrants and fire mains.
 2. A sanitary sewer system to serve each space.
 3. Paved streets with a minimum paved width as follows:
 - a. One-way/no parking - 11 feet;
 - b. One-way/parking on one side - 18 feet;
 - c. Two-way/no parking - 24 feet;
 - d. Two-way/parking on one side - 27 feet; and
 - e. Two-way/parking on both sides - 34 feet.
 4. A storm drainage system. No open ditches shall be allowed.
 5. Street signs and security lights.
 6. A service building meeting the requirements of applicable State and Town regulations.
 7. No space shall have direct access to any public street. Each space shall have access to a private Park street, which shall connect to the public street system. Parks with seven (7), or more, spaces shall have at least two (2) access points to the public street system.

8. Utility easements shall be dedicated to the Town, as reasonably required, for construction and maintenance of public and Town utilities, twenty (20) feet in width.
9. Street lighting shall be designed in accordance with the Town lighting specifications found in 10-5-6-A-1 (d) and 10-5-7 (R) Street Lighting. (Ord. 2011-04)
10. Any centralized storage shall be segregated by appropriate buffering in the form of trees, fences, shrubs or landscaping.
11. Buffer zones shall be designed, constructed and maintained to screen or buffer the Park from adjacent property. Buffering may include, or utilize, fencing, trees, shrubs and other landscaping and shall be designed to mitigate the effects of sight, noise or hazards to the Park and to adjacent property. Buffer zones along the perimeter of the Park where contiguous to property other than a canal, street or railroad right-of-way shall be required in following widths:

<u>Zoning of Adjacent Property</u>	<u>Width</u>
(a) Mixed Residential or Residential	15 feet
(b) Business or Commercial	15 feet
(c) Industrial	30 feet

12. Park rules shall be drafted and enforced to require the good, clean, and orderly maintenance of property within the Park to prevent the accumulation of litter, junk, weeds or other nuisances.
13. All required improvements shall comply with standard Town design and construction standards and specifications and be constructed in accordance with good engineering practices, Town Building Codes and Regulations. The water system, sewer system, streets, lighting system, and storm drainage systems shall be designed by registered, professional engineers. Gas, electricity, telephone and cable T.V. systems shall be designed and constructed in accordance with the requirements of the affected utility. The drainage system shall be designed to handle a ten (10) year flood without creating any adverse effects on other property.
14. The Planning Commission may recommend and the Board of Trustees may authorize a deviation from these design standards in case of unreasonable hardship or where the public health, safety and welfare will be adequately served and protected by alternative design and construction standards. No deviation shall be allowed in the requirements for water, sewer, electricity, street lights, street signs, or paved streets.

10-3-6: Maintenance of Mobile Home Parks and Travel Home Parks

- A. All mobile home parks and travel home parks shall be maintained in accordance with the requirements of this Chapter, applicable State of Colorado Department of Health Regulations, other applicable regulations of the Town or State, the Site Plan, and related plans and documents, as approved by the Town. Park rules, as approved by the Town, shall be enforced.
- B. The Town Building Official, or his designated representative, shall have the right to enter upon any mobile home park or travel home park at any reasonable time for the purpose of inspecting the premises to determine compliance with this Chapter or other applicable ordinances and Town and State regulations.
- C. No mobile home without plumbing, toilet, bathroom and lavatory facilities shall be located in any mobile home park.

10-3-7: Nonconforming Mobile Home Parks and Travel Home Parks

- A. Any mobile home park or travel home park which, at the effective date of this Chapter, or at the time of annexation, if annexed subsequent to the effective date of this Chapter, was lawfully existing and maintained in accordance with previously applicable County or Town regulations and ordinances, but which does not conform or comply with all of the regulations provided for in this Chapter, may be continued to be maintained and used only in compliance with the provisions and limitations imposed by this Subsection. Mobile home parks, or travel home parks which were unlawful or illegal and not in compliance with previously applicable regulations shall remain unlawful and illegal and subject to abatement or other enforcement action. All mobile home parks and travel home parks shall comply with applicable State regulations immediately.
- B. The following provisions shall apply to legal non-conforming features:
 - 1. If the nonconformity is abandoned, removed or corrected such nonconformity may not be reestablished.
 - 2. No alteration may be made which would increase the amount or degree of the nonconforming feature. Changes may be made which would decrease the degree or amount of deviation from the requirements of this Chapter.
 - 3. If any existing mobile home, or travel home, is removed from a site or space within a Park, no travel home or mobile home may be moved onto such site or space, which would have the effect of increasing the degree or amount of the nonconformity with this Chapter.